

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th10c



MEMORANDUM

Prepared March 2, 2004 (for March 18, 2004 Hearing)

To: Coastal Commissioners and Interested Persons
From: Diane Landry, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Extension of Time Limit for Commission Action on City of Pismo Beach Local Coastal Program Amendment Number 1-01 (Secondary Dwellings, Density Requirements)**

The City of Pismo Beach has submitted the above-referenced Local Coastal Program (LCP) amendment request intended to modify its General Plan/LUP policies and zoning standards to simplify processing of permits, re-designate density requirements, and facilitate secondary dwelling units in all residential zones.

Coastal Act Section 30510 allows a proposed LCP amendment to be submitted if the submittal contains materials sufficient for a thorough and complete review. Once that requirement is satisfied and the amendment filed, the Coastal Act requires that the Commission act on an Implementation Plan (IP) amendment within 60 days, and a Land Use Plan (LUP) amendment within 90 days. If Commission action is not taken within the applicable time frame, then the amendment is deemed approved and certified by the Commission. (Sections 30510, 30512, 30513, and 30514)

LCP amendment 1-04 was filed as complete on January 20, 2004. This proposed LCP amendment contains both LUP and IP amendments and thus the 90-day requirement applies; the 90th day is April 19, 2004 (after the Commission's April 2004 meeting). Therefore, the amendment would have to be scheduled for action at the Commission's April 2004 meeting if it were to be decided within 90 days of filing. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 90-day time limit for a period not to exceed one year. A one-year extension would result in a new deadline for Commission action of April 19, 2005.

In this case, the amendment presents complex planning issues, for which Commission staff has not yet had sufficient time with which to analyze, and a later meeting date would allow for adequate review and consultation with the City regarding any possible amendment modifications. Therefore, Staff recommends that the Commission extend the deadline for Commission action by one year.

Summary of the Staff Recommendation

Staff recommends that the Commission extend the deadline for Commission action on this LCP amendment by one year.

Motion. I move that the Commission extend the 90-day time limit to act on the City of Pismo Beach Local Coastal Program Major Amendment Number 1-04 by a period of one year.

Staff Recommendation. Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.



California Coastal Commission

March Meeting in Monterey

Staff: M. Watson Approved by:

PSB LCPA 1-04 (Secondary Dwellings) time extension stfprt 3.2.2004.doc